

DOCUMENT #5150
ADOPTED 3/23/89

CONTRACT FOR TECHNICAL ASSISTANCE

by and between

BOSTON REDEVELOPMENT AUTHORITY

and

THIS AGREEMENT made and entered into as of the _____ day of _____, 198____, by and between the BOSTON REDEVELOPMENT AUTHORITY, a public body politic and corporate organized under the provisions of Chapter 121 of the Massachusetts General Laws (Ter. Ed.), as amended, with offices of the City of Boston, Massachusetts, hereinafter referred to as the "Authority" or the "Local Public Agency", and _____, a corporation duly organized under the laws of the Commonwealth of Massachusetts, with a usual place of business at _____, Massachusetts, hereinafter referred to as the "Consultant" or the "Contractor".

WHEREAS the Authority desires to engage a Construction Consultant to render technical advice and assistance in connection with the investigations and reports, with cost estimates, for the repairs required at the _____ located in the South End area of the City of Boston.

WHEREAS _____ is qualified to perform such technical services and desires to perform such services for the Authority;

NOW THEREFORE, the parties hereto do mutually agree as follows:

PART I

I. Project Area

The Consultant shall perform the services set forth herein at the _____ being referred to hereinafter as the "Project Area".

II. Scope of Services

The Consultant shall assist, do, perform and carry out, in a satisfactory and proper manner, as determined and directed by the Authority, and in accordance with written instructions submitted from time to time to the Consultant by the Authority, and pursuant to the times and conditions set forth by the Authority, the following services in connection with the investigations and reports, with cost estimates, for the repairs required at the _____ located in the South End area of the City of Boston.

1. Provide technical assistance services to determine the scope and character of the repairs necessary at _____.

2. The repairs shall be those required on the interior and exterior of the structures.
3. Prepare, if necessary, estimates, reports or others materials which the Authority may require.
4. The Consultant shall attend or be satisfactorily represented at meetings and conferences held in conjunction with the work herein described and as deemed necessary by the Authority.

III. Assigned Personnel

The Consultant shall assign an experienced staff person, who is acceptable to the Authority, to be in responsible charge of the work to be undertaken under this Contract. The Consultant shall not replace the person in charge without notifying the Authority and the new person shall be acceptable to the Authority. The Consultant shall not assign additional personnel to the work except upon written mutual agreement between the signatories to this contract.

IV. Time and Order of Performance

The Consultant shall undertake all services described herein in timely fashion and as directed by the Authority. Work shall be completed in a reasonable time. The term of this Contract shall be for three (3) months from the date hereof provided that the time limit may be extended upon agreement in writing by both parties.

V. Compensation

A. The Authority shall pay the Consultant as full compensation for services performed an amount equal to the hourly rates for employees named on Exhibit B which is attached and made a part of this contract. Said Exhibit B lists the clerical and technical staff members engaged in performing such services, (including the typing of special reports required by the Authority) for those items of work performed by the Consultant.

The foregoing amount shall be considered to include all other costs incurred by the Consultant in respect to services described above, including but not limited to F.I.C.A. tax; Federal and State unemployment taxes; group life, accident and health insurance; workmen's compensation insurance; contribution to retirement funds; office expense; supplies and equipment (except electronic computer); and general cost of doing business and the Consultant's profit. No amount shall be paid with respect to services rendered by a principal of the Consultant, except by permission of the Authority for productive work at a rate commensurate with the level of service provided.

B. The Consultant shall be reimbursed for actual out-of-pocket expenses incurred at the written request of the Authority, for tests and special investigations, and the use of an electronic computer. The charge for use of

an electronic computer, including the operator shall be One Hundred and Fifty (\$150.00) dollars per hour of actual production time on the computer.

C. The Consultant shall be compensated additionally for any changes, revisions or additions which are ordered in writing by the Authority after the Authority has given written approval of the original or revised submissions. The Consultant shall not be compensated for revisions to the work that the Authority finds necessary because of inaccuracies or deficiencies for which the Consultant is responsible including, without limiting the generality of the foregoing, the failure by the Consultant to:

1. meet the requirements of this Contract;
2. comply with the instructions submitted by the Authority to the Consultant, or
3. comply with customary practices followed with respect to this type of work and/or the written codes and standards of the Authority, HUD or other public agency or firm that are applicable to such work.

D. The maximum limitation of the Authority's obligation hereunder shall be \$ _____. Since the amount of technical services which the Authority shall require under the three (3) month term hereof cannot be accurately determined at the time of execution, an adjustment of such limitation may prove necessary. However, no change in such maximum limitation shall be made without the written agreement of both parties.

E. When this Technical Services Contract approaches its limitations of money and/or time, the Consultant shall notify the Authority in writing, four (4) weeks prior to expiration of the contract time or the projected depletion of funds.

In the situation where the funds are nearing depletion or where the funds and time are concurrently nearing depletion the reports to the Authority shall include an itemized contract services cost estimate with a request for a new contract.

In the situation where the contract time will expire prior to the depletion of funds, a request for an amendment to extend the contract time should be submitted to the Authority with the usual engineering services cost estimate.

VI. Time and Manner of Payment

A. The Consultant shall, on approved forms, make monthly application on or about the first day of each month for payment of fees earned and allowable expenses for all services performed hereunder. Each such application shall be accompanied by an abstract of each payroll covered by the application showing the name of each technical staff member employed on the work, the employee's rating and allowable rate to be charged, the number of hours worked on this Contract, and the total charges attributable for each employee performing services under this Contract. Such abstract shall be sworn to by an officer of the Consultant. It shall contain such additional information as may be required to substantiate the charges.

Expense claims shall be adequately identified. Each application shall also be accompanied by a brief statement which identifies the work undertaken for the time period covered by the application for payment and the section of the Contract to which the work applies.

B. Upon approval of the application for payment, the Authority shall pay ninety (90%) percent of the fees earned as computed for the period reflected on the application for payment, plus one hundred percent (100%) of allowable expenses under V-B.

Final acceptance of services performed under this Contract between the parties as hereinfore listed shall be made by the Authority only after the work for which said services were performed has been completed and accepted by the Authority.

VII. Inspection of Books and Records

The Consultant shall keep proper and accurate records of the work performed and of the time and cost incurred and the Authority shall have the right to inspect such records at any time during the term of the Contract and any extension thereof and a reasonable period thereafter. All such books and records shall be kept in such a manner that the work performed hereunder between the parties as herein listed are completely separate yet readily identified for similar or continuing work.

VIII. Material Furnished by the Authority

The Authority shall provide access to and permit inspection of, at reasonable times and under reasonable conditions, plans, maps, publications, reports, status studies, records or other data or information (excepting information considered confidential by the Authority) which has been prepared by or for the Authority or by any other agency, provided the Authority has such material in its possession, and which is relevant to the services to be furnished by the Consultant under this Contract.

IX. Approvals

All work done by the Consultant shall be subject to the approval of the Authority.

The Authority may withhold its approval of any portion of the work if:

1. Such work does not meet the requirements of this Contract:
2. Such work does not comply with the written instructions submitted by the Authority to the Consultant; or
3. Such work does not comply with customary practice followed with respect to this type of work and/or the written codes and standards of the Authority, HUD or other public agency or firm that are applicable to such work.

X. Revisions

The Consultant shall make such changes, revisions or additions to the work and other documents as may be required by the Authority. No changes, revisions or additions to the work or other document shall be made by the Consultant after the Authority has approved said work or other document without written consent by the Authority.

XI. Form and Number of Documents

A. Copies of all plans, drawings, reports or documents which are submitted to the Authority for review and approval shall be in such form and number as the Authority may direct.

B. Upon request by the Authority, the Consultant shall deliver to other appropriate public agencies or firms a copy of any document submitted by the Consultant to the Authority.

XII. Ownership of Documents

All cloth tracings, drawings, specifications, stencils, and other documents prepared under this Contract, including all originals needed by the Authority to reproduce additional copies thereof, shall be the property of the Authority. The Consultant may make such copies for his own use as he may deem necessary or desirable. Upon request of the Authority, during any stage of work, the Consultant shall deliver all such tracings, drawings, specifications, stencils and other documents to the Authority.

XIII. Terms and Conditions

This Contract is subject to and incorporates the provisions attached hereto as Part II - Terms and Conditions - wherein the Consultant is called the "Contractor" and the Authority is called the "Local Public Agency".

XIV. Notices

Any action, notice or request required to be taken, given or made by the Authority hereunder may be taken, given or made by the Chief of Rehabilitation or such other person or persons as the Authority may authorize for the purpose. All notices, requests or other papers required to be given or delivered to the Authority hereunder shall be sufficiently given or delivered if mailed, postage prepaid to the Boston Redevelopment Authority, One City Hall Square, Boston Massachusetts, or to such other representative or address as the Authority may designate to the Consultant in writing.

All notices, requests, or other papers required to be given or delivered to the Consultant hereunder shall be sufficiently given or delivered if mailed, postage prepaid, to Chief of Rehabilitation, or to such other representative or address as the Consultant may designate to the Authority in writing.

XV. Changes in Scope of Work

No compensation will be paid for work representing a change in the scope of the work unless the Consultant receives written approval of such changes from the Chief of Rehabilitation or the Contract Officer of the Authority.

XVI. Prevailing Salaries

Not less than respective salaries prevailing in the locality as determined pursuant to the attached Minimum Wage Rates for Architects, Engineers and Draftsmen shall be paid to persons in the respective occupations listed therein who are employed in the performance of work under this Contract.

XVII. Certifications

The Consultant shall furnish to the Authority with each application for payment under Section VI hereof a certification as to compliance with Section XVI hereof and a similar certification of subcontractors with respect to employees engaged in work under this Contract.

XVIII. Final Release

In consideration of the execution of this Contract by the Authority, the Consultant agrees that simultaneously with the acceptance of what the Authority tenders as the final payment under this Contract, the Consultant will execute and deliver to the Authority an instrument under seal releasing and forever discharging the Authority of and from any and all claims, demands, and liabilities whatsoever of every name and nature both at law and in equity arising from, growing out of, or in any way connected with this Contract.

XIX. Corrections

The acceptance of the work required under the Contract or the making of any partial and final payments thereunder, shall not relieve the Consultant from the obligation to correct any errors in the work performed or any departures from the work prescribed in this Contract or in instructions submitted by the Authority to the Consultant, and all such corrections shall be made by the Consultant on demand without cost to the Authority.

XX. Boston Residents as Employees

"The Consultant" shall, whenever possible, give preference to City of Boston residents in the hiring of any personnel in connection with any work to be undertaken pursuant to this Contract. For purposes of this provision, "resident shall mean a person who votes in and has his usual place of abode in the City of Boston."

XXI. Indemnification

The Consultant shall indemnify the Authority, the City of Boston and each and all of their officers, agents and employees from and against any and all liabilities that are determined to have been incurred as a result of any errors or

omissions arising out of the work performed under this Contract caused by the Consultant, his agents and servants.

IN WITNESS WHEREOF, the Authority and the Consultant have executed this Agreement as of the date first above written.

ATTEST:

BOSTON REDEVELOPMENT AUTHORITY

By:

Stephen Coyle, Director

ATTEST:

By:

APPROVED AS TO FORM:

Chief General Counsel
Boston Redevelopment Authority

EXHIBIT B

TO

CONTRACT FOR ENGINEERING SERVICES

BY AND BETWEEN

BOSTON REDEVELOPMENT AUTHORITY

AND

The Authority shall pay the Consultant the following listed hourly rates for services performed under Part 1, Paragraph V. Compensation.

<u>Employee</u>	<u>Rating</u>	<u>Hourly Rate</u>
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Regular Employees:

Part Time:

Part II Terms and Conditions

1. Termination of Contract for Cause

If, through any cause, the Contractor shall fail to fulfill in timely and proper manner his obligations under this Contract, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Contract, the Local Public Agency shall thereupon have the right to terminate this Contract by giving written notice to the Contractor of such termination and specifying the effective date thereof, at least five days before the effective date of such termination. In such event, all finished or unfinished documents, data, studies, and reports prepared by the Contractor under this Contract shall, except Auditor's work papers at the option of the Local Public Agency become its property and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents.

Notwithstanding the above, the Contractor shall not be relieved of liability to the Local Public Agency for damages sustained by the Local Public Agency by virtue of any breach of the Contract by the Contractor, and the Local Public Agency may withhold any payments to the Contractor for the purpose of setoff until such time as the exact amount of damages due the Local Public Agency from the Contractor is determined.

2. Termination for Convenience of Local Public Agency

The Local Public Agency may terminate this Contract any time by a notice in writing from the Local Public Agency to the Contractor. If the Contract is terminated by the Local Public Agency as provided herein, the Contractor will be paid an amount which bears the ratio to the total compensation as the services actually performed bear to the total services of the Contractor covered by this Contract, less payments of compensation previously made: Provided, however, that if less than sixty percent of the services covered by this Contract have been performed upon the effective date of such termination, the Contractor shall be reimbursed (in addition to the above payment) for that portion of the actual out-of-pocket expenses (not otherwise reimbursed under this Contract) incurred by the Contractor during the Contract period which are directly attributable to the uncompleted portion of the services covered by this Contract. If this Contract is terminated due to the fault of the Contractor, Section 1 hereof relative to termination shall apply.

3. Changes

The Local Public Agency may, from time to time, request changes in the scope of the services of the Contractor to be performed hereunder. Such changes, including any increase or decrease in the amount of the Contractor's compensation, which are mutually agreed upon by and between the Local Public Agency and the Contractor, shall be incorporated in written amendments to this Contract.

4. Personnel

- a. The Contractor represents that he has, or will secure at his own expense, all personnel required in performing the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the Local Public Agency.
- b. All the services required hereunder will be performed by the Contractor or under his supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and local law to perform such services.
- c. No person who is serving sentence in a penal or correctional institution shall be employed on work under this Contract.

5. Anti-Kickback Rules

Salaries of architects, draftsmen, technical engineers, and technicians performing work under this Contract shall be paid unconditionally and not less often than once a month without deduction or rebate on any account except only such payroll deductions as are mandatory by law or permitted by the applicable regulations issued by the Secretary of Labor pursuant to the "Anti-Kickback Act" of June 13, 1934 (48 Stat. 948; 62 Stat. 740; 63 Stat. 108; title 18 U.S.C., section 874; and title 40 U.S.C., section 276c). The Contractor shall comply with all applicable "Anti-Kickback" regulations and shall insert appropriate provisions in all subcontracts covering work under this Contract to insure compliance by subcontractors with such regulations, and shall be responsible for the submission of affidavits required of subcontractors thereunder except as the Secretary of Labor may specifically provide for variations of or exemptions from the requirements thereof.

6. Withholding of Salaries

If, in the performance of this Contract, there is any underpayment of salaries by the Contractor or by any subcontractor thereunder, the Local Public Agency shall withhold from the Contractor out of payments due to him an amount sufficient to pay to employees underpaid the difference between the salaries required hereby to be paid and the salaries actually paid such employees for the total number of hours worked. The amounts withheld shall be disbursed by the Local Public Agency for and on account of the Contractor or subcontractor to the respective employees to whom they are due.

7. Claims and Disputes Pertaining to Salary Rates

Claims and disputes pertaining to salary rates or to classifications of architects, draftsmen, technical engineers, and technicians performing work under this Contract shall be promptly reported in writing by the Contractor to the Local Public Agency for the latter's decision which shall be final with respect thereto.

8. Equal Employment Opportunity

During the performance of this Contract, the Contractor agrees as follows:

- a. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Local Public Agency setting forth the provisions of this nondiscrimination clause.
- b. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
- c. The Contractor will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or sub-contracts for standard commercial supplies or raw materials.

9. Discrimination Because of Certain Labor Matters

No person employed on the work covered by this Contract shall be discharged or in any way discriminated against because he has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable hereunder to his employer.

10. Compliance With Local Laws

The Contractor shall comply with all applicable laws, ordinances, and codes of the State and local governments, and shall commit no trespass on any public or private property in performing any of the work embraced by this Contract.

11. Subcontracting

None of the services covered by this Contract shall be subcontracted without the prior written consent of the Local Public Agency. The Contractor shall be as fully responsible to the Local Public Agency for the acts and omissions of his subcontractors, and of persons either directly or indirectly employed by them, as he is for the acts and omissions of persons directly employed by him. The Contractor shall insert in each subcontract appropriate provisions requiring compliance with the labor standards provisions of this Contract.

12. Assignability

The Contractor shall not assign any interest in this Contract, and shall not transfer any interest in the same (whether by assignment or novation) without the prior written approval of the Local Public Agency: Provided, however, that claims for money due or to become due the Contractor from the Local Public Agency under this Contract may be assigned to a bank, trust company, or other financial institution, or to a Trustee in Bankruptcy, without such approval. Notice of any such assignment or transfer shall be furnished promptly to the Local Public Agency.

13. Interest of Members of Local Public Agency

No member of the governing body of the Local Public Agency, and no other officer, employee, or agent of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the Project to which this Contract pertains, shall have any personal interest, direct or indirect, in this Contract.

14. Interest of Other Local Public Officials

No member of the governing body of the locality in which the Project Area is situated, and no other public official of such locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the Project to which this Contract pertains, shall have any personal interest, direct or indirect, in this Contract.

15. Interest of Certain Federal Officials

No member of or Delegate to the Congress of the United States, and no Resident Commissioner, shall be admitted to any share or part of this Contract or to any benefit to arise herefrom.

16. Interest of Contractor

The Contractor covenants that he presently has no interest and shall not acquire any interest, direct or indirect, in the above-described Project Area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of his services hereunder. The Contractor further covenants that in the performance of this Contract no person having any such interest shall be employed.

17. Findings Confidential

All of the reports, information, data, etc., prepared or assembled by the Contractor under this Contract are confidential and the Contractor agrees that they shall not be made available to any individual or organization without the prior written approval of the Local Public Agency.

18. Copyrights and Patents

In the event that the Contractor obtains title to and the right to determine the disposition of any copyrights, or copyrightable material, first produced or composed in the performance of this Agreement, the Contractor shall grant to the Authority an irrevocable, royalty-free, license to reproduce, translate, and use all such copyrighted material for the Authority's own purposes. In the event the Contractor obtains title or patent rights to any invention conceived or reduced to practice in the performance of this Agreement, the Contractor shall grant to the Authority an irrevocable, royalty-free, non-fee, non-exclusive license for use of such invention or discovery for the Authority's own purposes.

MEMORANDUM

MARCH 23, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ANTHONY WILLIAMS, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT,
THOMAS O'MALLEY, DIRECTOR OF SOUTH END PLANNING, AND
ROBERT MC GILVRAY, CHIEF OF REHAB

SUBJECT: PERMISSION TO AWARD A CONTRACT TO ON-SITE INSIGHT
FOR INSPECTION AND REPORT OF BUILDING CONDITIONS
AT THE WESTMINSTER-WILLARD HOUSING DEVELOPMENT
IN THE SOUTH END URBAN RENEWAL AREA, AT A COST
NOT TO EXCEED FIFTEEN THOUSAND DOLLARS (\$15,000).

SUMMARY: This memorandum requests that the Director be authorized to enter into a contract with On-Site Insight for the purposes of inspecting the building conditions at the Westminster-Willard Apartments (aka Mandela Apartments). The consultant will inspect all buildings for code compliance, inspect all vacant units, and inspect 10 % of occupied units by unit type. Written reports and cost estimates will be supplied, as will a timetable to complete the recommended repairs. The second component of the contract requires that the consultant set up at least a five year capital replacement\maintenance budget projection.

In October, 1968 the Boston Redevelopment Authority approved a 121a agreement for the development of a 276 unit apartment complex to be known as Westminster/Willard. The project has buildings on Washington, Shawmut, Windsor, Greenwich and Hammond Streets in the South End Urban Renewal Area. Under terms of the 121a agreement the BRA has regulatory oversight as to the use of the property and approval of transfers in ownership of the property. The project is financially distressed and the current owner, V & M Management Co., Inc. has been engaged in negotiations relative to the transfer of the property. The BRA is exercising due diligence in seeking to determine the physical conditions of the project as part of an effort to ensure that any transfer protect the current tenants from displacement and poor management. Further, the BRA would like to facilitate the conversion of the project to a limited equity cooperative by ensuring the project is on sound physical and financial footing.

To meet the above stated goals BRA staff prepared a scope of services that would accomplish the tasks of inspections, reporting, generating meaningful cost estimates, and forming a five year repair\ maintenance program. The object of the inspections is to identify code violations, deferred maintenance items, and to report on structural conditions.

The RFP was placed in the Central Register on February 3, 1989, asking for consulting firms to respond by March 8, 1989. Ten firms responded. A copy of the response is attached. The staff invited four firms to come in and report on their proposals. The firm of In-Site Onsite was selected based on those interviews, the responsiveness to the RFP, the cost effectiveness and the firms track record of providing similar services to a wide array of clients.

An Appropriate Vote follows:

VOTED: That the Director be and hereby is authorized to enter into a contract with In-Site Onsite for consulting services at the Westminster-Willard Housing Development in the South End Urban Renewal Area, at a cost not to exceed Fifteen Thousand Dollars (\$15,000).

Consultants shall submit in the proposal a list of staff personnel and outside professional personnel to be used on this contract, and copies of inspection forms, report forms, and estimating forms that will be used.

17. SCOPE OF WORK

- a) All buildings for the integrity of the physical structure
- b) Heating and gas/drain systems
- c) Windows/doors/locks/hardware
- d) Fire safety and alarm systems, alarm systems and sprinklers
- e) Heating systems/boilers
- f) Plumbing systems and equipment
- g) Electric systems including emergency lights, intercom
- h) Elevators
- i) Interior unit conditions, including bath fixtures, kitchens, cupboards and appliances
- j) Basement and crawlspace

REQUEST FOR PROPOSAL

- I. The Boston Redevelopment Authority is requesting proposals for consultant work to assess the physical condition of the Westminster-Willard housing development in the South End Urban Renewal Area.

The Westminster-Willard development consists of 276 rental apartments located in 21 buildings, some of which are attached 3 and 4 story buildings, and two of which are eight story buildings. See attached map and property list.

THE SCOPE OF SERVICES SHALL INCLUDE:

- o Inspection of all buildings for compliance with all State and Local Codes (Building, Housing, Sanitary) and HUD-FHA Minimum Property Standards.
- o Interior inspection of all vacant units, and 10% of each unit type, in occupied units.
- o Written reports of the inspection results.
- o Cost estimates to accomplish required repairs.
- o Projected timetable of inspection and report process.
- o Projected timetable of repair work process.
- o 5 year minimum capital replacement/maintenance budget projection.

Consultants shall submit in the proposal a list of staff personnel and outside professional personnel to be used on this contract, and copies of inspection forms, report forms, and estimating forms that will be used.

II. AREAS TO BE COVERED UNDER THE CONTRACT

- a) All buildings for the integrity of the physical structure
- b) Roofing and gutter/drain systems
- c) Windows/doors/locks/hardware
- d) Fire safety and egress systems, alarm systems and sprinklers
- e) Heating systems/boilers
- f) Plumbing systems and equipment
- g) Electric systems including emergency lights, intercom
- h) Elevators
- i) Interior unit conditions, including bath fixtures, kitchens, cabinets and appliances.
- j) Basement and common areas

Reports shall be directed towards recommendations and analysis to bring the property into compliance with all of the above mentioned Codes and Standards.

III. REPORTS ON EXTERIOR CONDITIONS

Reports on exterior conditions shall include:

1. Specific identification of any problems causing deterioration or loss of structural integrity.
 2. Priority listing of all problems, including ones that may be deferred for several years.
 3. Recommended treatment/solutions.
 4. Estimated cost of repairs/treatment.
 5. Recommendation of whether corrections/repairs can be made through force account labor, or whether it ought to be packaged with other work, for general contractor bids.
- IV. All interior and exterior inspections will be arranged with the housing management firm, three days in advance.
- V. The BRA reserves the right to accompany the consultant on the initial inspections. The BRA's Project Manager for this contract is Robert McGilvray. He may be reached at 722-4300, extension 4255.
- VI. This contract may be terminated at any time by either party by giving one week's prior written notice. In such event, the consultant shall be paid for work performed, submitted, and approved through the effective date of termination.

REHAB DEPARTMENT
BOSTON REDEVELOPMENT AUTHORITY

FEBRUARY 21, 1989

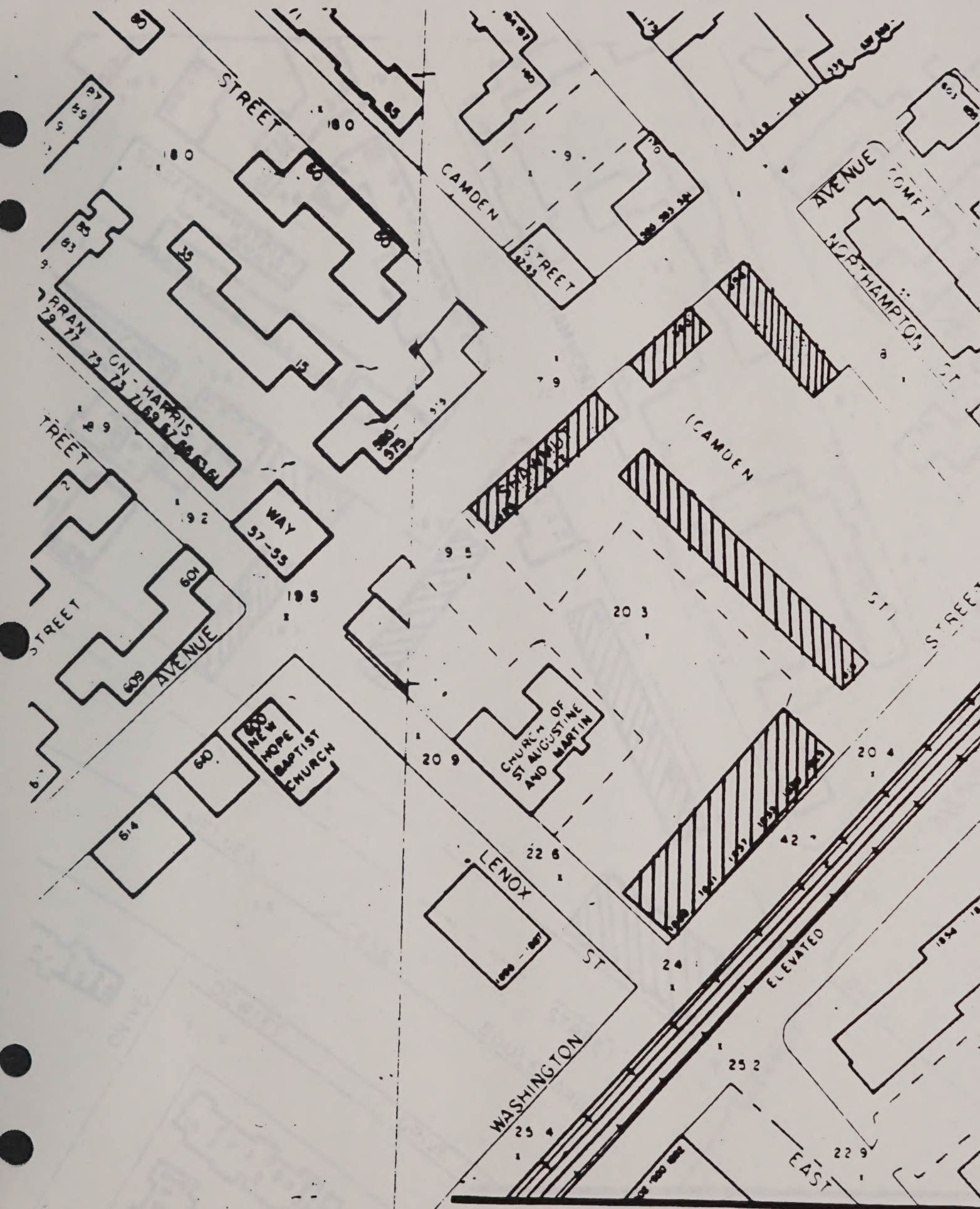
WESTMINSTER-WILLARD HOUSING DEVELOPMENT
10 HAMMOND STREET
BOSTON, MA 02120

276 RENTAL APARTMENTS

1 Greenwich Street	6 @ 3BR
5 Greenwich Street	6 @ 3BR
9 Greenwich Street	6 @ 3BR
10 Hammond Street (74)	7 @ OBR
	37 @ 1BR
	30 @ 2BR
22 Hammond Street	4 @ 4BR
26 Hammond Street	4 @ 4BR
30 Hammond Street	4 @ 4BR
34 Hammond Street	4 @ 4BR
150 Northampton Street	4 @ 4BR
160 Northampton Street	6 @ 3BR
560 Shawmut Avenue	6 @ 3BR
570 Shawmut Avenue	6 @ 3BR
580 Shawmut Avenue	6 @ 3BR
1825 Washington Street	4 @ 4BR
1829 Washington Street	4 @ 4BR
1833 Washington Street	4 @ 4BR
1837 Washington Street	4 @ 4BR
1841 Washington Street	4 @ 4BR
1855 Washington Street (112)	7 @ OBR
	77 @ 1BR
	28 @ 2BR
53 Windsor Street	6 @ 3BR
57 Windsor Street	2 @ 4BR

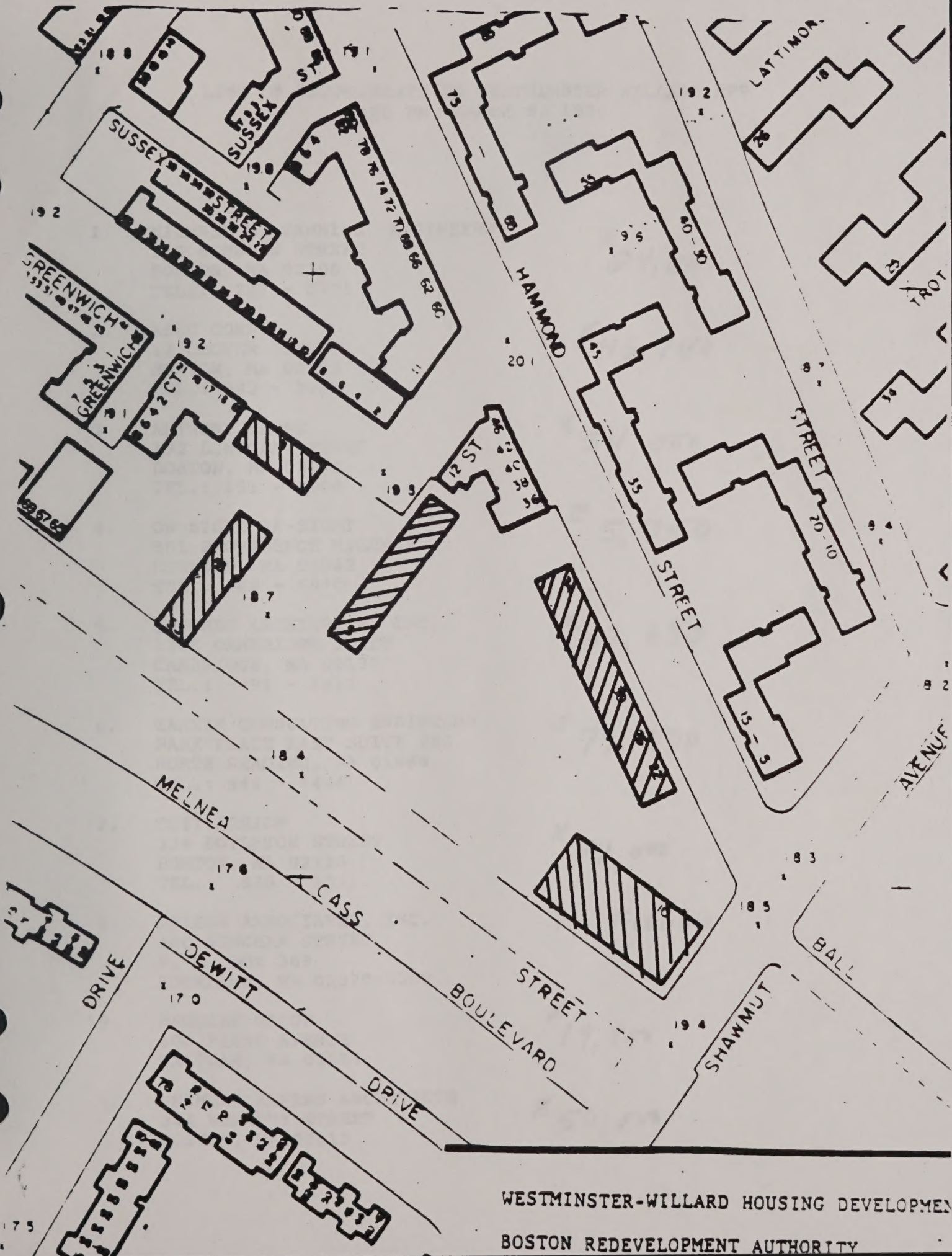
<u>TOTALS</u>	14 @ OBR
	114 @ 1BR
	58 @ 2BR
	48 @ 3BR
	<u>42 @ 4BR</u>
	276 UNITS

RM:1.13



WESTMINSTER-WILLARD HOUSING DEVELOPMENT

BOSTON REDEVELOPMENT AUTHORITY



WESTMINSTER-WILLARD HOUSING DEVELOPMENT

BOSTON REDEVELOPMENT AUTHORITY

LIST OF RESPONDENTS TO WESTMINSTER WILLARD RFP
4:00 PM, MARCH 8, 1989

1. MICHAEL D. FANNING, ENGINEERS
130 BOWDOIN STREET
BOSTON, MA 02108
TEL.: 227 - 0771
\$ 24,000
2. ASEC CORP.
13 CLOVER STREET
BOSTON, MA 02122
TEL.: 282 - 8881
\$ 43,740
3. ANTHONY TAPPE
132 LINCOLN STREET
BOSTON, MA 02110
TEL.: 451 - 0200
\$ 54,000
4. ON-SIGHT IN-SIGHT
501 PROVIDENCE HIGHWAY
NORWOOD, MA 02062
TEL.: 762 - 6870
\$ 5,750
5. GAUCHET ARCHITECTS, INC.
1348 CAMBRIDGE STREET
CAMBRIDGE, MA 02139
TEL.: 491 - 4413
\$ 32,650
6. TASKIN CONSULTING ENGINEERS
PARK PLACE EAST SUITE 202
NORTH READING, MA 01864
TEL.: 944 - 8444
\$ 79,500
7. CITY DESIGN
334 BOYLSTON STREET
BOSTON, MA 02116
TEL.: 536 - 1331
\$ 27,000
8. BRIGGS ASSOCIATES, INC.
400 HINGHAM STREET
P. O. BOX 369
ROCKLAND, MA 02370-0369
NO FIGURE
9. MAGUIRE GROUP
600 FIRST AVENUE
WALTHAM, MA 02254
\$ 19,800
10. PHINEAS ALPERS ARCHITECTS
344 NEWBURY STREET
BOSTON, MA 02115
\$ 50,000

